

066.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

Total Card / Total Parcel

971,000 / 971,000

971,000 / 971,000

971,000 / 971,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
57		SUMMER ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: VROTSOS LINDA	
Owner 2: VROTSOS GARY	
Owner 3:	

Street 1: 57 SUMMER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 9,534 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1815, having primarily Clapboard Exterior and 3187 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9534		Sq. Ft.	Site		0	70.	0.67	11			Med. Tr	-10					444,793						444,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								42634
								GIS Ref
								GIS Ref
								Insp Date
								09/17/18



USER DEFINED

Prior Id # 1:	42634
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:33:10
Print	
Date	Time
10/02/18	11:11:25
Last Rev	
Date	Time
10/02/18	11:11:25
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
066.0-0007-0007.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	522,000	4200	9,534.	444,800	971,000	971,000
2019	104	FV	422,000	4300	9,534.	444,800	871,100	871,100
2018	104	FV	421,000	4300	9,534.	298,600	723,900	723,900
2017	104	FV	396,000	4300	9,534.	285,900	686,200	686,200
2016	104	FV	396,000	4300	9,534.	260,500	660,800	660,800
2015	104	FV	333,600	4300	9,534.	209,700	547,600	547,600
2014	104	FV	333,600	4300	9,534.	187,400	525,300	525,300
2013	104	FV	346,100	4300	9,534.	177,900	528,300	528,300

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
VROTSOS LINDA	26668-30		9/16/1996			1	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2005	164	Siding	15,000					repl shingle w/cla
8/5/2002	639	Re-Roof	7,000	C				
9/8/1999	595	Addition	20,000					ADD

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/27/2009	Info At Door	189	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
10/13/2005	Fieldrev-Chg	BR	B Rossignol
9/4/2001	Permit Visit	PM	Peter M
10/6/1999	Meas/Inspect	267	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	12 - Multi-Conver	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	SALMON	
View / Desir:		

GENERAL INFORMATION

GENERAL INFORMATION	
Grade: C - Average	
Year Blt: 1815	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G4	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

INTERIOR INFORMATION			
Avg Ht/FL:	STD		
Prim Int Wall:	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

MOBILE HOME

Depreciated Total: \$3000.00

SPEC FEATURES/YARD ITEMS

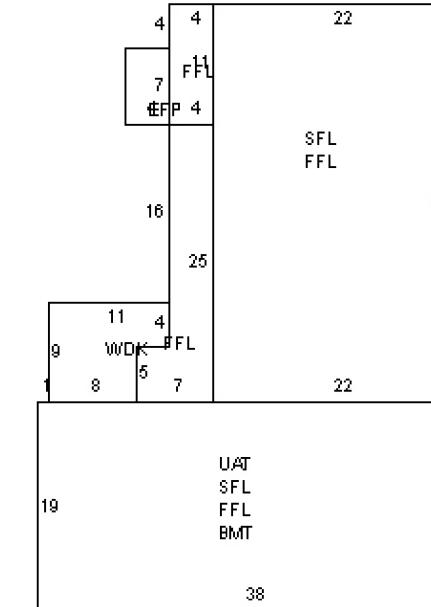
SPEC FEATURES/STANDARD ITEMS										PARCEL ID 000.0-0007-0007.0								
Code	Description	A Y/S	Qty	Size/Dim		Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	104			3,300			3,300
19	Patio	D	Y	1	10X40	A	AV	1985	3.19	T	27.2	104			900			900
96	Whirl Pool	D	S	1	4	A	AV	1995	500.00	T	19.2	104			1,600			1,600

Bath: 2	Rating:	Average
Bath:	Rating:	
Bath: 1	Rating:	Average
Bath:	Rating:	
Bath: 1	Rating:	Average
Bath:	Rating:	
Fix:	Rating:	

COMMENTS

COMMENTS

SKETCH



PRESIDENTIAL GRID

RESIDENTIAL GRID		1st Res Grid										Desc: Line 1		# Units: 1	
Level		FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals		RMS:	10	RRS:	5	Baths:	2				HB	1			

REMODELING		RES BREAKDOWN				
		No	Unit	RMS	BRS	FL
Exterior:			1	3	1	
Interior:			1	7	4	
Additions:	1999					
Kitchen:						
Baths:						
Plumbing:						
Electric:						
Heating:						
General:						
		Totals				
		2		10		5

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	160.00	
Size Adj.:	0.97946340	Rate
Const Adj.:	0.99989998	
Adj \$ / SQ:	156.698	
Other Features:	159000	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		WtA
LUC Factor:	1.00	
Adj Total:	707029	
Depreciation:	186656	Spe
Depreciated Total:	520373	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	156.70	
Special Features:	1600	Val/Su Net:	124.23	
Final Total:	522000	Val/Su SzAd	163.79	

SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,673	156.700	262,157						
SFL	Second Floor	1,514	156.700	237,241						
BMT	Basement	722	47.010	33,941						
UAT	Upper Attic	181	62.680	11,314						
WDK	Deck	84	16.000	1,344						
EFP	Enclos Porch	28	72.590	2,033						
Net Sketched Area:		4,202	Total:		548,030					
Size Ad	3187	Gross Are	4743	FinArea	3187					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

